

February 14, 2003

Swedish Medical Center Major Institution Master Plan Annual Status Report

I. Introduction

A. Swedish Medical Center

B. Reporting Year is 2002

C. Major Institution Contact Information

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D. Master Plan Adoption Date is September 18, 1984

There is one Amendment dated October 29, 1999

II. Progress in Meeting Master Plan Conditions.

A. General Overview.

Swedish Medical Center had little effective change during this period. No new entrances or street vacations have been done during this reporting period.

B. Goals & Conditions Update.

Length of Approval.

The current SMC Master Plan period does not have a specific term.

Boundary and Campus.

No changes to the boundary or campus were made during this reporting period.

Uses.

No Uses were changed or developed or demolished during this reporting period.

Construction Activities.

Construction has been conducted in compliance with all Master Plan conditions and requirements.

Development Standards.

All height, setback, landscaping, light and glare, and noise concerns have been incorporated into all projects.

Parking.

Parking counts and lots did not change during this reporting period.

Transportation Management Plan.

During the reporting period, SMC was in compliance with the TMP.

Transit/Ferry Pass:

Swedish Medical Center provides a bus pass for all employees, at a 100% subsidy. The bus passes are valid for all transit agencies and the Sounder Train. Swedish Medical Center issued 3,177 Bus Passes. Swedish Medical Center provides cross sound ferry passes at 100% subsidy. Swedish Medical Center issues 210 cross sound passes each month.

Carpools/Vanpools:

Carpools of 2 or more park at \$12.50 per person, per month. Carpool members must work on the same Campus either as an employee or a medical office building tenant employee. Swedish Medical Center currently has 279 registered carpoolers. Carpools receive priority parking. Vanpools are provided free priority parking. Swedish Medical Center has 23 vanpools with 139 participants. Swedish Medical Center offers carpool and vanpool participants with 4 days a month free SOV parking.

Guaranteed Ride Home Program:

All employees with a Flex Pass are eligible for the Guaranteed Ride Home Program. This program is coordinated through Metro and provides each employee with up to 16 rides to their home/vehicle per year.

Bicycles:

Swedish Medical Center has 4 enclosed bicycle cages and 2 bicycle racks for employees, tenants, and physicians to use. There are also showers and lockers available.

Transportation Fair:

Swedish Medical Center has a transportation fair each year during employee week. At the transportation fair Swedish Medical Center invites Metro to help employees find carpools, vanpools, and bus routes to commute to work.

Intranet:

Parking & Commuting Services has an a web page on Swedish on-line for employee use. Swedish Medical Center lists riders wanted for both carpools and vanpools. All parking and bus pass policies are posted on this page. There is also a direct link to Metro's website for bus information and also Rideshare.

Kiosks:

Swedish Medical Center has 3 areas where employees and medical office building tenant employees can pick up transit, ferry, and rideshare information.

Energy.

Several minor energy conservation measures have been instituted, and Trammell Crow Company is reviewing a comprehensive energy management plan with Swedish Senior Administration.

Revisions to the Master Plan.

None were received during this reporting period.

Charity Care.

SMC and its Foundation participate with the County in furthering their Health Action Plan. A portion of that plan deals with uncompensated care.

III. Major Institution Development Activity initiated or under construction within the MIO Boundary during the reporting period.

A. Development Activity initiated or under construction (Non-Leased Activity).

The construction of the Swedish Medical Center Cancer Institute was in-process in 2002.

B. Major Institution Leasing Activity to Non-Major Institution uses.

In our 4 Medical Office Buildings located at 1101, 1221, 1223, & 1229 Madison (Respectively -- 275,833 SF MOB & 17,617 SF Retail; 180,927 SF MOB & 1,759 SF Retail; 9,772 SF Retail; and 8,603 SF Retail) Swedish Medical Center continually leases Medical Office and Retail space as it

becomes available; yet no changes in the Occupancy Types of the space were made.

IV. Major Institution Development Activity outside but within 2,500 feet of the MIO District Boundary during Reporting Period.

Swedish acquired Providence Seattle Medical Center during 2000 and it is under a separate MIMP.

V. Progress in meeting Transportation Management Program Goals and Objectives.

See Transportation Management Program Section above.

Major Institution 2001 Reporting Period

Development Activity within the Major Institution Overlay Boundary

New Non-Leased Activity During 2001

Name of Building and Address (or other means of locating the property or site)	Proposed Uses(s)	Size – Gross Square Footage

Development Activity within the Major Institution Overlay Boundary

Leasing Activity to Non-Major Institution Uses During 2001

Name of Building and Address (or other means of locating the property or site)	Previous Use(s) and Proposed Use(s)	Size – Gross Square Footage of Leased Area
1101 Madison	Medical Office	275,833
	Retail	17,617
1221 Madison	Medical Office	180,927
	Retail	1,759
1223 Madison	Retail	9,772
1229 Madison	Retail	8,603
	Various spaces leased within these buildings during this period, but not total gsf new leases)	

Total Gross Square Footage: 494,511